A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF FREDERICK, STATE OF COLORADO

1.071 ACRES

3667687 12/30/2009 11:48A Weld County, CO 1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

**VICINITY MAP** 

SCALE: 1'=2000'

ANNEXATION TABLE

TOTAL PERIMETER ..

TOTAL AREA...

CONTIGUOUS BOUNDARY ....

WEST QUARTER CORNER

SECTION 24 T.2N. R.68W

CERTIFICATE OF OWNERSHIP

Know all men by these presents that the Owner(s), Mortgagee or Leinholder of certain lands in Frederick,

A strip of land 30.00 feet in width located in the Southwest Quarter (SW1/4) of Section Twenty—Four (24), Township Two North (T.2N.), Range Sixty—Eight West (R.68W.), of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 24 and assuming the West line of the SW1/4 of said Section 24 as bearing North 00'32'48" West, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2646.01 feet with all bearings contained

THENCE North 00°32'48" West along the West line of the SW1/4 of said Section 24, said West line being coincidental with the East line of the Grant Parcel 2 Annexation, Ordinance 279, recorded February 25, 1988 as Reception No. 2131992 of the Records of Weld County, a distance of 30.00 feet to the North line of the 1995 Road #18 Annexation recorded October 19, 1995 as Reception No. 2460180 of the Records of

THENCE North 00°32'48" West continuing along the West line of the SW1/4 of said Section 24 a distance of 1293.01 feet to the South line of the Grant Parcel 1 Annexation, Ordinance 278, recorded February 25, THENCE North 00°32'48" West continuing along the West line of the SW1/4 of said Section 24, said West line being coincidental with the East line of said Grant Parcel 1 Annexation a distance of 262.23 feet to the South line of the Milavec Annexation recorded March 16, 1989 as Reception No. 2173617 of the

THENCE South 00°32'48" East along a line parallel with and 30.00 feet Easterly of, as measured at a right angle to the West line of the SW1/4 of said Section 24 a distance of 1555.23 feet to the North line of THENCE South 89'44'29" West along said North line a distance of 30.00 feet to the POINT OF BEGINNING.

Thus described tract contains 46,657 sq. ft or 1.071 acres more or less, together with all subject to all easements and rights—of—way existing and/or of public record, do hereby amend the official zoning map of the Town of Frederick, Weld County, Colorado as depicted hereon, subject to approval by the Board of Trustee of the Town of Frederick.

The foregoing instrument was acknowledged before me by Succession

LINE TABLE LINE BEARING LENGTH N00'32'48"W 30.00' N89°44'19"E 30.00' S89'44'29"W 30.00'

3170.47

..... 1.071 ACRES

MILA VEC ANNEX RECORDED 3-16-89 REC NO. 2173617 PARCEL NO. 7 ZONED R-1 (RESIDENTIAL LOW DENSITY DISTRICT) SUMMIT VIEW ESTATES SINGLE FAMILY RESIDENTIAL

GRANT PARCEL 1 ANNEX

ORDINANCE NO. 278

WITH PUD (PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT)

RECORDED 2-25-88

ZONED R-1 (RESIDENTIAL LOW DENSITY DISTRICT)

EAGLE VALLEY REPLAT A

SINGLE FAMILY RESIDENTIAL

WELD COUNTY ZONING AGRICULTURAL DISTRICT SINGLE FAMILY RESIDENTIAL

N00°32'48"W 262.23'

AGRICULTURAL DISTRICT LOT B, RE-3261 SINGLE FAMILY RESIDENTIAL **WELD COUNTY ROAD 11** ANNEXATION AND REZONE NO. 3 46,657 sq. ft. 1.071 acres

N00'32'48"W 2646.01')

WELD COUNTY ZONING AGRICULTURAL DISTRICT

LOT A, RE-3261

SINGLE FAMILY RESIDENTIAL

WELD COUNTY ZONING S00'32'48"E

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

Frederick, Colorado, held on September 8, 2009

PLANNING & ZONING COMMISSION CERTIFICATE

LAND USE STATEMENT

with Planning Commission Resolution 2009- 016

This amendment to the official zoning map of the Town of Frederick, Weld County, Colorado to be known as WELD COUNTY ROAD 11 ANNEXATION AND REZONE NO. 3, is approved and accepted by Ordinance

Approved by the Frederick Planning & Zoning Commission this \_\_\_\_\_ day of \_\_\_\_\_\_

The Weld County Road 11 Annexation and Rezone No.3 to the Town of Frederick contains road

The entire property is in flood zone "C", "area of minimal flooding" per FEMA FIRM Flood Insurance Rate Map Community Panel No. 080266 0861 C, revised September 28, 1982 and

SCALE IN FEET

**LEGEND** 

- BOUNDARY LINE

FOUND ALIQUOT CORNER
AS DESCRIBED

//////// DENOTES CONTIGUOUS BOUNDAR

--- QUARTER SECTION LINE

----- SECTION LINE

----- RIGHT-OF-WAY

Community Panel No. 080266 0863 C, revised September 28, 1982.

\_\_\_\_\_, passed and adopted at the regular (special) meeting of the Board of Trustees of

WELD COUNTY ZONING AGRICULTURAL DISTRICT WELD COUNTY ZONING AGRICULTURAL DISTRICT SINGLE FAMILY RESIDENTIAL SINGLE FAMILY RESIDENTIAL

WELD COUNTY ROAD 11 1293.01 N00°32'48"W **CURRENT ZONING AGRICULTURAL (WELD COUNTY)** REVISED TO R-1 (RESIDENTIAL LOW DENSITY DISTRICT)

46,657 sq. ft. 1,071 acres

GRANT PARCEL 2 ANNEX *ORDINANCE 279 RECORDED 2-25-88* REC NO. 2131992 ZONED R-1 (RESIDENTIAL LOW DENSITY DISTRICT) WITH PUD (PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

> EAGLE VALLEY REPLATA SINGLE FAMILY RESIDENTIAL

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

BASIS OF BEARINGS

Considering the West line of the Southwest Quarter (SW1/4) of said Section 24 to bear North 00'32'48" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of

The survey performed for this plat meets or exceeds an accuracy of 1:50,000 for

SURVEYOR'S STATEMENT

l, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this map of land Annexed to the Town of Frederick, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record,

further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Frederick, County of

1995 ROAD #18 ANNEXATION

WELD COUNTY ZONING AGRICULTURAL DISTRICT SINGLE FAMILY RESIDENTIAL

WELD COUNTY ZONING AGRICULTURAL DISTRICT

SINGLE FAMILY RESIDENTIAL

POINT OF BEGINNING

RECORDED 10-19-95 RECEPTION NO. 2460180

03/08/2007

2007048ANX-03

1"=100"

80550-5821

FILE NAME:

DRAWN BY:

CHECKED BY:

SOUTH QUARTER CORNER SECTION 24 T.2N. R.68W.

WELD COUNTY ZONING AGRICULTURAL DISTRICT

SINGLE FAMILY RESIDENTIAL

SECTION 24 T.2N. R.68W POINT OF COMMENCEMENT.

GRANT PARCEL 3 ANNEX ORDINANCE NO. 280

REC DATE 2-25-1988

ZONED R-1 (RESIDENTIAL

LOW DENSITY DISTRICT)

AGRICULTURE USE

SOUTH QUARTER CORNER SECTION 23 T.2N. R.68W.

PROJECT #: 2007048

SHEET 1 OF 1